



FOR LEASE

1800 W Pershing Rd, Chicago

**1800 W PERSHING RD
CHICAGO, IL 60609**



| | |
|------------------|----------------------|
| Building SqFt | 2,500 SqFt |
| Year Built | 1934 |
| Lot Size (acres) | 0.10 |
| Parcel ID | 17-31-427-049 |
| Zoning Type | Commercial |
| County | Cook |
| Frontage | 40.00 Ft |
| Coordinates | 41.823460,-87.670420 |

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Property is strategically located in the McKinley Park with direct frontage on Pershing Rd.
- Heavy Traffic Corner Location With Abundant Shared Parking.
- Densely populated residential neighborhood.
- Proximity to Major Development: Just steps away from the \$121M redevelopment at 1769 W Pershing, transforming the former Archer Daniels Midland plant into a significant industrial and business hub.
- Unique opportunity for lease-to-own option for select entrepreneurs

Coldwell Banker Commercial

676 N. Michigan Ave.
Chicago, IL 60611

Office: 312-981-5500
demarcushunter.com

DEMARCUS HUNTER

Broker Associate

Mobile: 773-531-6163

demarcus.hunter@cbrealty.com

License #: 475.197505

MARIA HERNANDEZ

Broker Associate

Direct: 7736736234

maria.hernandez@cbrealty.com

License #: Maria Hernandez

FOR LEASE

1800 W Pershing Rd, Chicago
1800 W PERSHING RD
CHICAGO, IL 60609



| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE(SF) | TERM |
|------------|--------------------|----------------|------------|----------|------------|
| #1st floor | restaurant, retail | \$ 25.00 SF/Yr | NNN | 2,883 SF | Negotiable |

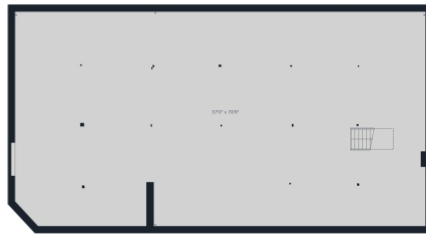
Coldwell Banker Commercial
676 N. Michigan Ave.
Chicago, IL 60611
Office: 312-981-5500
demarcushunter.com

DEMARCUS HUNTER
Broker Associate
Mobile: 773-531-6163
demarcus.hunter@cbrealty.com
License #: 475.197505

MARIA HERNANDEZ
Broker Associate
Direct: 7736736234
maria.hernandez@cbrealty.com
License #: Maria Hernandez

FOR LEASE

1800 W Pershing Rd, Chicago
1800 W PERSHING RD
CHICAGO, IL 60609



Floor 1



Floor 2

Coldwell Banker Commercial

676 N. Michigan Ave.
Chicago, IL 60611

Office: 312-981-5500
demarcushunter.com

DEMARCUS HUNTER

Broker Associate

Mobile: 773-531-6163

demarcus.hunter@cbrealty.com

License #: 475.197505

MARIA HERNANDEZ

Broker Associate

Direct: 773.673.6234

maria.hernandez@cbrealty.com

License #: Maria Hernandez

FOR LEASE

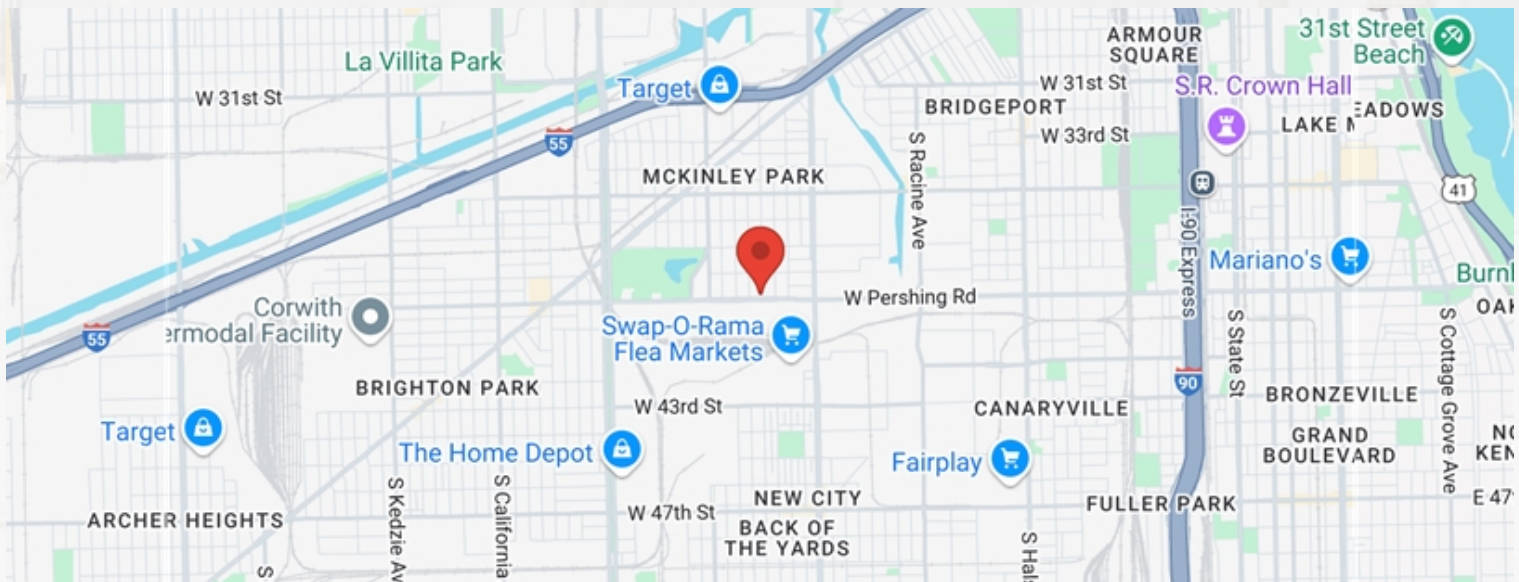
1800 W Pershing Rd, Chicago

1800 W PERSHING RD CHICAGO, IL 60609

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|-----------|
| 2000 Population | 28,802 | 398,643 | 945,493 |
| 2010 Population | 28,386 | 352,201 | 887,921 |
| 2024 Population | 26,677 | 331,985 | 889,147 |
| 2029 Population | 25,688 | 321,829 | 878,176 |
| 2024-2029 Growth Rate | -0.75 % | -0.62 % | -0.25 % |
| 2024 Daytime Population | 24,963 | 287,060 | 1,238,381 |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15000 | 1,113 | 17,486 | 54,703 |
| \$15000-24999 | 520 | 11,865 | 31,883 |
| \$25000-34999 | 827 | 11,388 | 28,692 |
| \$35000-49999 | 1,331 | 14,418 | 35,472 |
| \$50000-74999 | 1,452 | 18,076 | 48,227 |
| \$75000-99999 | 1,274 | 14,115 | 39,332 |
| \$100000-149999 | 1,589 | 16,190 | 50,808 |
| \$150000-199999 | 804 | 7,509 | 26,996 |
| \$200000 or greater | 420 | 6,528 | 36,371 |
| Median HH Income | \$ 62,870 | \$ 53,682 | \$ 61,100 |
| Average HH Income | \$ 83,078 | \$ 78,563 | \$ 96,907 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|---------|---------|
| 2000 Total Households | 8,738 | 113,683 | 300,121 |
| 2010 Total Households | 8,606 | 106,709 | 303,881 |
| 2024 Total Households | 9,329 | 117,576 | 352,487 |
| 2029 Total Households | 9,306 | 117,820 | 361,661 |
| 2024 Average Household Size | 2.85 | 2.75 | 2.46 |
| 2024 Owner Occupied Housing | 4,408 | 44,974 | 130,421 |
| 2029 Owner Occupied Housing | 4,645 | 47,656 | 137,369 |
| 2024 Renter Occupied Housing | 4,921 | 72,602 | 222,066 |
| 2029 Renter Occupied Housing | 4,661 | 70,164 | 224,292 |
| 2024 Vacant Housing | 1,011 | 14,955 | 48,611 |
| 2024 Total Housing | 10,340 | 132,531 | 401,098 |



Coldwell Banker Commercial

676 N. Michigan Ave.
Chicago, IL 60611

Office: 312-981-5500
demarcushunter.com

DEMARCUS HUNTER

Broker Associate

Mobile: 773-531-6163

demarcus.hunter@cbrealty.com

License #: 475.197505

MARIA HERNANDEZ

Broker Associate

Direct: 7736736234

maria.hernandez@cbrealty.com

License #: Maria Hernandez

FOR LEASE

1800 W Pershing Rd, Chicago

1800 W PERSHING RD

CHICAGO, IL 60609



Coldwell Banker Commercial

676 N. Michigan Ave.
Chicago, IL 60611

Office: 312-981-5500
demarcushunter.com

DEMARCUS HUNTER

Broker Associate

Mobile: 773-531-6163

demarcus.hunter@cbrealty.com

License #: 475.197505

MARIA HERNANDEZ

Broker Associate

Direct: 773.673.6234

maria.hernandez@cbrealty.com

License #: Maria Hernandez

FOR LEASE

1800 W Pershing Rd, Chicago
1800 W PERSHING RD
CHICAGO, IL 60609



ABOUT CHICAGO

Chicago is the most populous city in the U.S. state of Illinois and in the Midwestern United States. With a population of 2,746,388, as of the 2020 census, it is the third-most populous city in the United States after New York City and Los Angeles. As the seat of Cook County, the second-most populous county in the U.S., Chicago is the center of the Chicago metropolitan area, often colloquially called "Chicagoland" and home to 9.6 million residents.



CITY OF CHICAGO

| | |
|--------------|-----------|
| COUNTY | COOK |
| INCORPORATED | 8/11/1833 |

AREA

| | |
|-----------|-------------|
| CITY | 234.5 SQ MI |
| LAND | 227.7 SQ MI |
| WATER | 6.8 SQ MI |
| ELEVATION | 597 FT |

POPULATION

| | |
|-----------------|-----------------|
| POPULATION | 2,746,388 |
| ESTIMATE (NULL) | 2,721,308 |
| DENSITY | 12,059.84 SQ MI |
| URBAN | 8,671,746 |

Coldwell Banker Commercial

676 N. Michigan Ave.
Chicago, IL 60611

Office: 312-981-5500
demarcushunter.com

DEMARCUS HUNTER

Broker Associate

Mobile: 773-531-6163

demarcus.hunter@cbrealty.com

License #: 475.197505

MARIA HERNANDEZ

Broker Associate

Direct: 7736736234

maria.hernandez@cbrealty.com

License #: Maria Hernandez